

## MEMORANDUM

**To:** Meredith Gruber, Town of Rolesville, Planning Director  
Michael Elabarger, Town of Rolesville, Senior Planner

**CC:** Kelly Arnold, Town of Rolesville, Manager

**From:** Liza Monroe  
Karen Morgan Mallo, AICP

**Date:** January 27, 2022

**Project:** Chandler's Ridge Phase 1B  
FP 22-01

**Subject:** Final Plat Review Comments

---

We have completed a review of the final plat completed by Bateman Civil Survey Company, dated January 5, 2022. This phase of the project consists of 32 single-family lots on 22.68 acres, located off Young Street. Averette Road. The site is zoned Residential 40 Watershed (R40W) and Residential 2 (R-2). The R40W portion of the site is considered a conservation subdivision.

Chandler's Ridge was approved with a Zoning Map Amendment (MA18-01) in 2018. The preliminary plat for the overall project, P18-02, was approved in August of 2020. Lastly, the construction drawings for the project, CD20-02, were approved in September of 2020. The project will be constructed in three phases and this final plat review is for phase 1B.

When resubmitting, please **CLOUD OR HIGHLIGHT IN ANOTHER COLOR ANY REVISIONS** to the plan set. We offer the following:

### A. Cover Sheet

1. Include the date(s) the survey was conducted as required by UDO Section 15.3.8.
2. Update the vicinity map to show the site location.
3. The names, addresses & telephone number of all owners, mortgages, registered land surveyors, land planners, architects, landscape architects, & professional engineers responsible for the subdivision shall be included on the cover sheet.
4. The registration numbers & seals of the professional engineers shall be provided.

### B. Sheet 2

1. This sheet would be more appropriate as an existing conditions sheet. Either create a new Existing Conditions Sheet as Sheet 2 and move this Sheet (Overall Site Plan) to Sheet 3, and renumber remaining pages accordingly or simply revise this sheet to remove the proposed lots and showcase the existing conditions of the property prior to subdivision.
  - a. Label the location of the phase lines.
  - b. Label the zoning line to clarify where the site is zoned R-1 and R40W.
  - c. Label riparian buffer locations as well as their widths.
  - d. Include the property information for the adjacent parcels.
  - e. Label existing easement locations.

137 South Wilmington Street, Suite 200 | Raleigh, NC 27601

t: 919.469.3340 | f: 919.467.6008 | [www.withersravenel.com](http://www.withersravenel.com) | License No. F-1479

Asheville | Cary | Charlotte | Greensboro | Lumberton | Pittsboro | Raleigh | Southern Pines | Wilmington

- f. Label the existing buildings or other structures water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining.

2. Include line table on the plan sheet.

**C. Sheet 3**

1. Clarify what L33 is referring to. In the table, L33 is noted being 288.05 which appears to be the total length of the three lots (Lots 45, 46, and 47). However, also in the table are L99 (Lot 45) and L101 (Lot 46) which appear to be individual line widths for those lots. Further, Lot 47 does not appear to have a rear lot line indicated (Sheet 5).
2. Label all required City of Raleigh Utility Easements.
3. Note that there is a line that is not numbered nor is the length provided (See plan)

**D. Sheet 4**

1. Change or darken the symbol for the zoning change line as it is currently illegible.
2. Note that L18 is shown across three lots. Those lines need to be numbered and the length of line noted in the table.
3. Clarify that the Public Sewer Easement shown is 10-feet-wide as that is the width noted on the CDs.

**E. Sheet 5**

1. As mentioned above, clarify what L33 is referring to. In the table, L33 is noted being 288.05 which appears to be the total length of the three lots (Lots 45, 46, and 47). Lots 45 and 46 have rear lot lines labeled but Lot 47 does not appear to have a rear lot line indicated.
2. Clarify that the Private Drainage Easement shown is 20-feet-wide as that is the width noted on the CDs.

**F. Sheet 6**

There have been several lines noted in the comments above that need to be addressed and changed within the table for consistency.

**G. General Comments**

1. Landscape buffers are in the rear ten feet of Lots 60, 61, 62, 64, 66, and 67. It is recommended that an easement be provided for the buffer to prevent disturbance and ensure ordinance requirements are met for perpetuity.
2. Public sidewalk easement. It is noted that there is a 10' public sidewalk easement located throughout the development. However, based on measurements, the actual width of this easement varies. It appears to only be 8' in front of Lots 46-49. The applicant should verify and revise accordingly.